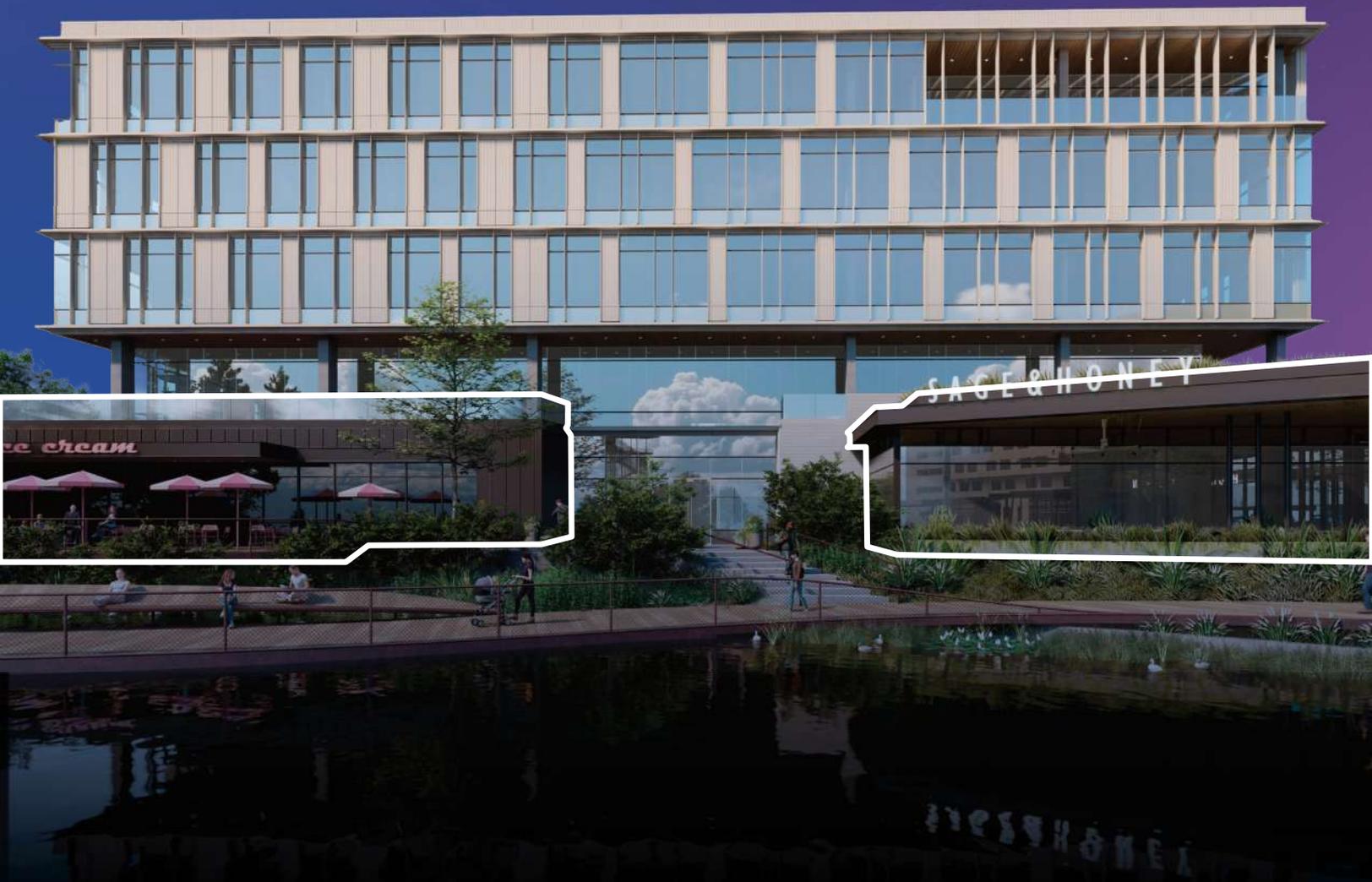




THE LUMIN

AT LAKE WALK

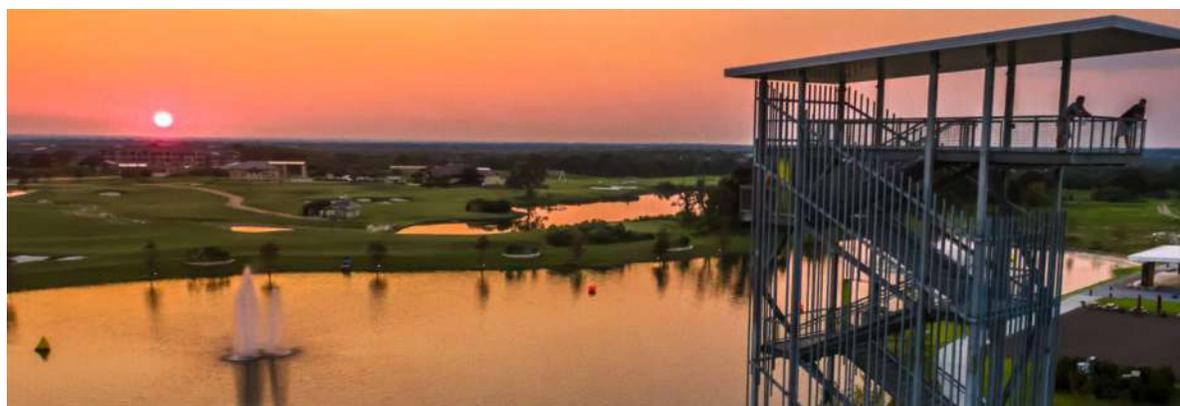
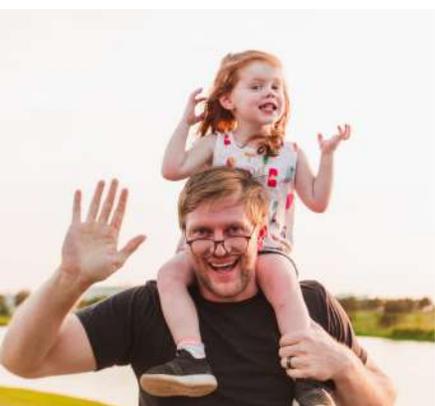


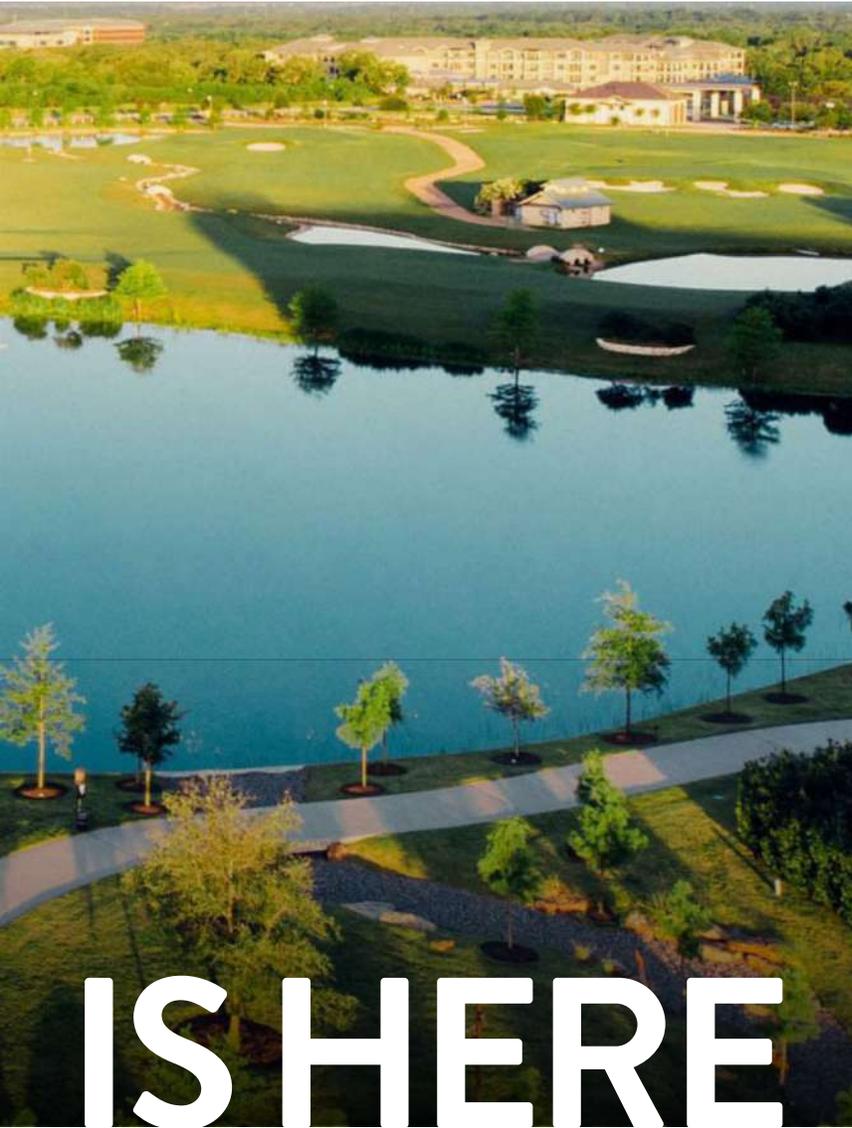
LIFE IS HERE

Rebel
RETAIL
ADVISORS

William Cole
COMPANIES

— YOUR FUTURE





IS HERE

Lake Walk is Texas' premier mixed-use destination where innovation, business, and lifestyle converge. From morning coffee runs to sunset gatherings, this walkable district is alive with energy—anchored by research, fueled by talent, and designed for daily connection.



As Bryan-College Station's emerging hub for technology and innovation, Lake Walk delivers a built-in customer base of educated professionals, residents, and visitors, creating a dynamic environment where retail thrives.

Designed to engage and inspire, Lake Walk is focused on cultivating community through meaningful experiences and memorable connections, within a vibrant, ever growing and ever-evolving live, work, play environment.



Concerts with Food Trucks



Networking Events



Triathlons and 5Ks

COMMUNITY IS HERE

The 350-acre campus is packed with 3.5 miles of walking trails, four ponds, multiple parks, and an observation tower showcasing the best sunsets in the Brazos Valley.

In addition to facilitating global tech enterprises and local startups, Lake Walk offers an intentionally curated, comfortably upscale collection of regional dining, hospitality, retail, and experiences.



Artisan Markets



Wellness Programs and Popups

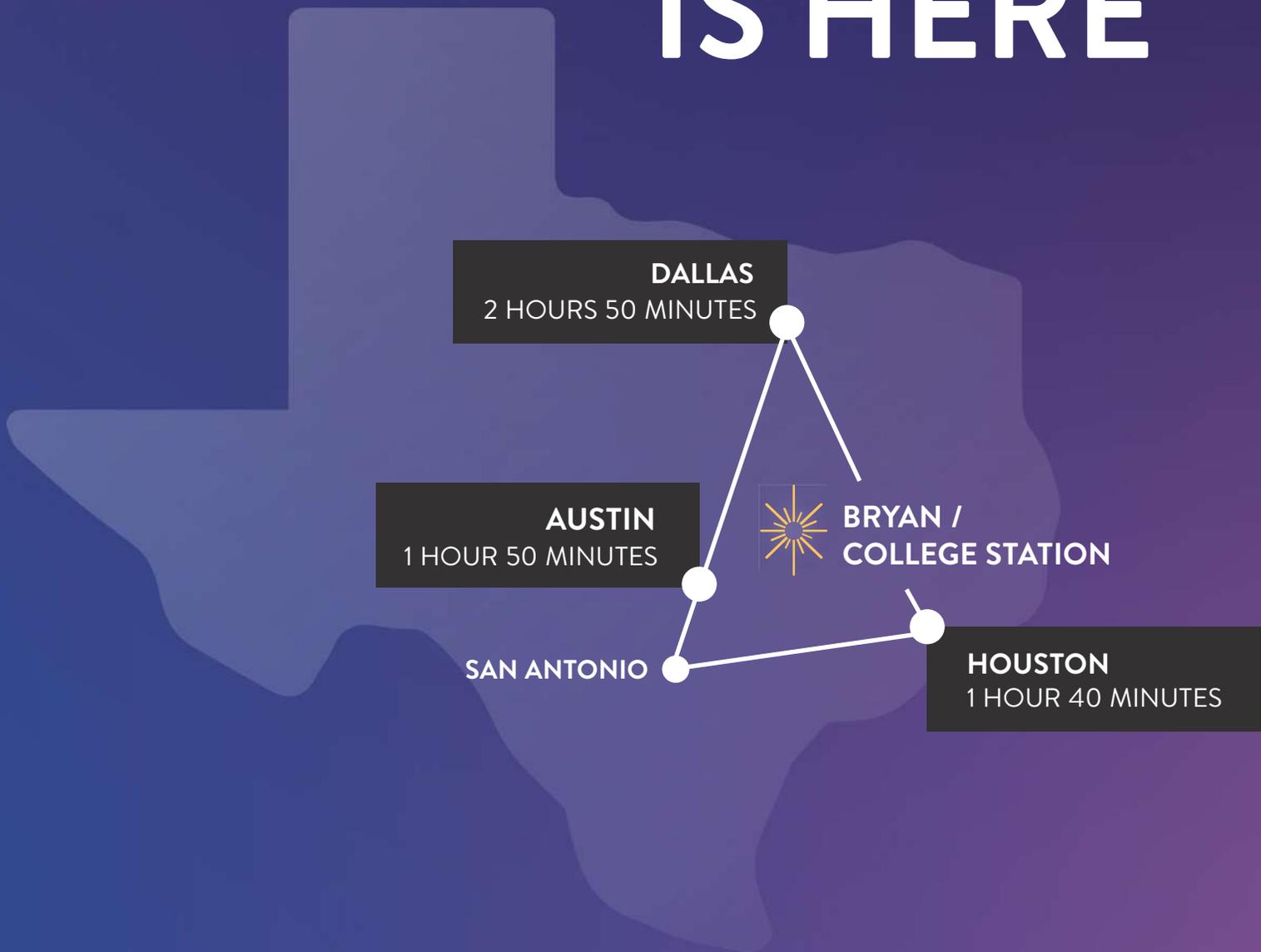
Inspired by the stars and the singular spirit of Texas, The Stella Hotel offers stylish comfort and sophistication, providing a **full-service hospitality experience with 176 guest rooms and 6 meeting spaces**. A Conde Naste' Traveler Readers Choice Award recipient and a AAA Four Diamond Property, The Stella Hotel is a member of the Marriott Autograph Collection, a global collection of distinctive independent hotels carefully crafted to leave a lasting impression.

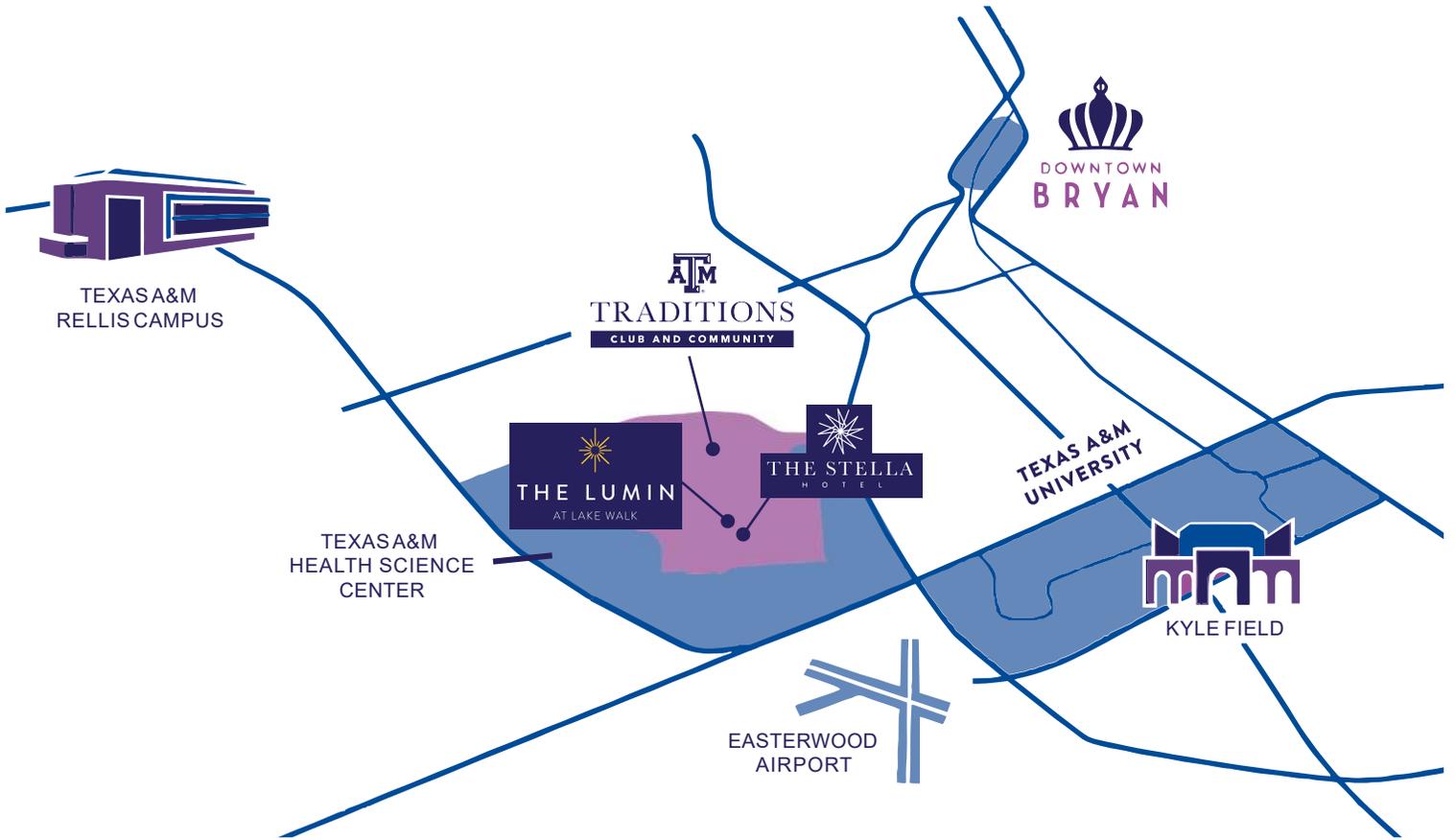


The Stella Hotel

At the heart of the Texas Triangle, Lake Walk is easily accessible from Dallas, Austin, Houston, and San Antonio—positioning it as a regional destination, not just a local center. This central location fuels visitation, events, and repeat traffic, supporting retail and dining concepts that thrive on experience, convenience, and visibility.

OPPORTUNITY IS HERE





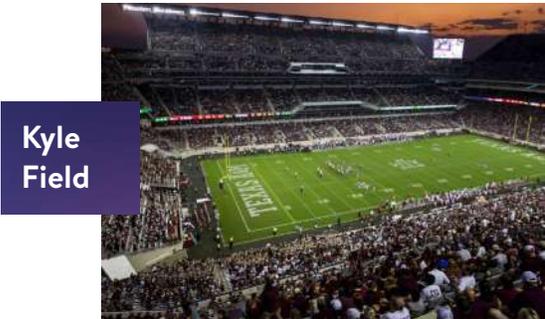
LAKE WALK - IN THE HEART OF IT ALL!



Texas A&M University Main Campus, Health Science Center & Research Park



Downtown Bryan



Kyle Field



The New 2,000-Acre RELLIS Campus, Featuring Blinn College, Army Futures Command, & the Texas A&M Transportation Institute





350+ ACRES
MIXED-USE DEVELOPMENT



3 ACRE
LAKE ATLAS



1,000+
MULTIFAMILY UNITS



100+
COMMUNITY EVENTS
A YEAR



1,100+
CORPORATE
NEIGHBORHOOD



3.5 MILE
WALKING TRAIL

BY THE NUMBERS



RETAIL TRADE AREA



DEMOGRAPHICS

	3 MI	5 MI
2025 Total Population	53,984	134,393
2025 Total Daytime Population	74,807	158,069
Daytime Population - Workers	40,958	85,776
Daytime Population - Residents	33,849	72,293
Average Household Income	\$58,178	\$63,232
Average Home Value	\$400,713	\$330,144
2025 Consumer Spending		
Food Away from Home: Total \$	\$4,033,798	\$122,995,423

Located directly along Lake Atlas, The Lumin at Lake Walk features two exceptional lakefront restaurant spaces—3,290 SF and 4,875 SF—designed for concepts that thrive on experience and atmosphere. With unobstructed water views, walkable access, and proximity to retail, fitness, and outdoor programming, these spaces are positioned to capture activity from morning through evening, creating a true dining destination within Lake Walk.



INSPIRATION IS HERE

- 3,290 SF and 4,875 SF + patio
- 15'1" interior ceiling heights and 12'0" patio ceiling heights
- Breathtaking views of Lake Atlas through floor-to-ceiling windows
- Hospitality-inspired rich wood, and limestone exterior finishes
- Shell delivery with 2,000-gallon grease trap in place
- Ample garage and surface parking



DEVELOPMENT MOMENTUM



College Station and Bryan are experiencing explosive growth, with **College Station ranked #3 boomtown in America** and a combined metro population approaching 220,000 residents. The region is projected to grow 70% over the next 25 years, driven by **Texas A&M University's \$20.8 billion statewide economic impact**. Texas A&M employs over 15,000 faculty and staff, enrolls 80,000+ students, and attracts hundreds of thousands of annual visitors who spend at hotels, restaurants, and retail businesses. The university's presence generates **\$3.4 billion in added income to the Brazos Valley economy**—equivalent to 18.5% of the region's total economic output. Texas A&M and its stakeholders support approximately 1 in 4 jobs in the Brazos Valley, creating a robust consumer base with significant spending power.

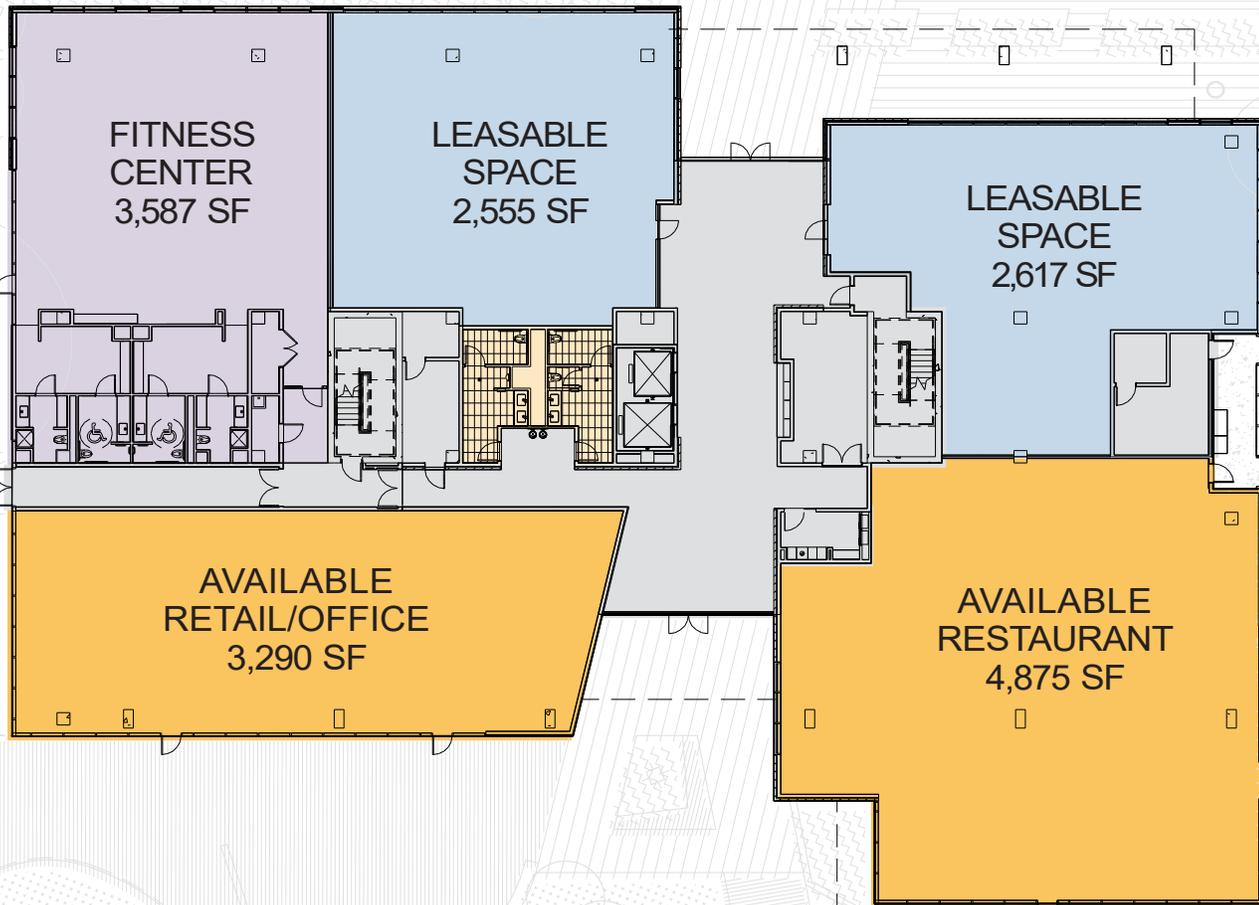


LAKE WALK SURROUNDING RETAIL





Level 1 Plan





THE LUMIN

AT LAKE WALK



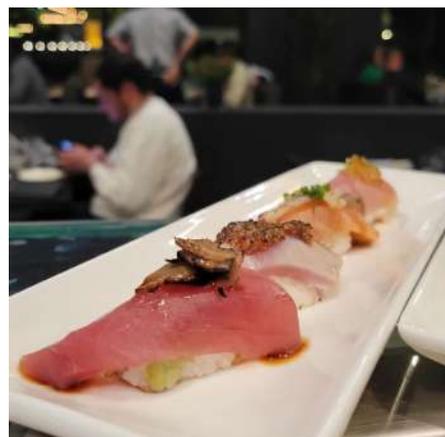
IN GOOD COMPANY

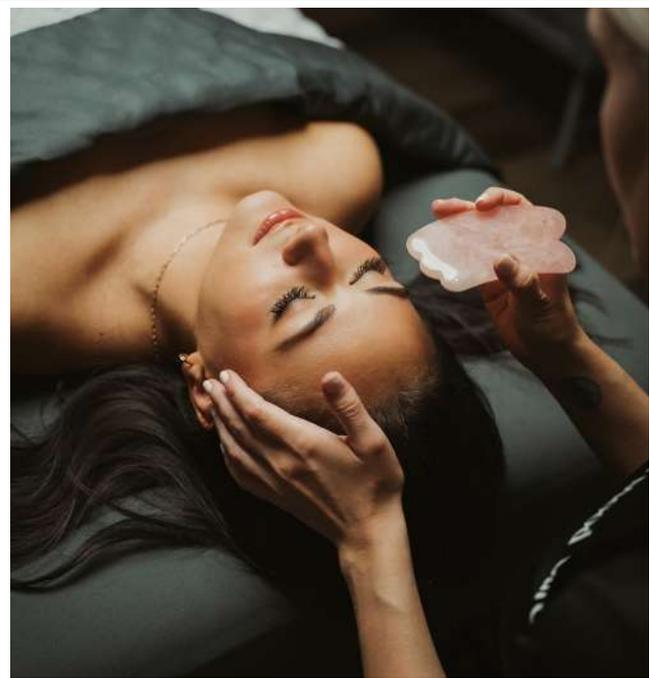
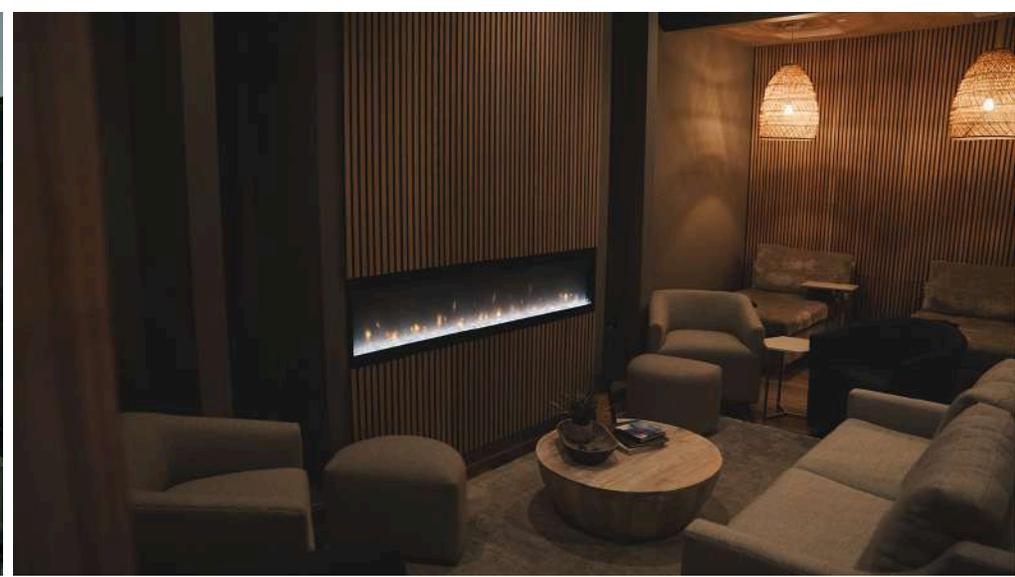
Offering an opportunity to join the list of impressive names who have already made a home at Lake Walk, The Lumin is ready to welcome a new era of groundbreaking companies into this innovative community



IN GOOD TASTE

Whether you want to experience the art of sushi at Kanji, or enjoy authentic Texas cuisine at Campfire; sample the fine selection of single and small batch bourbons offered at Hershel's or sip the locally sourced specialty coffee and teas served at POV Coffee House, The Lumin is just footsteps away from an array of cuisines that uniquely appeal to everyone's taste buds

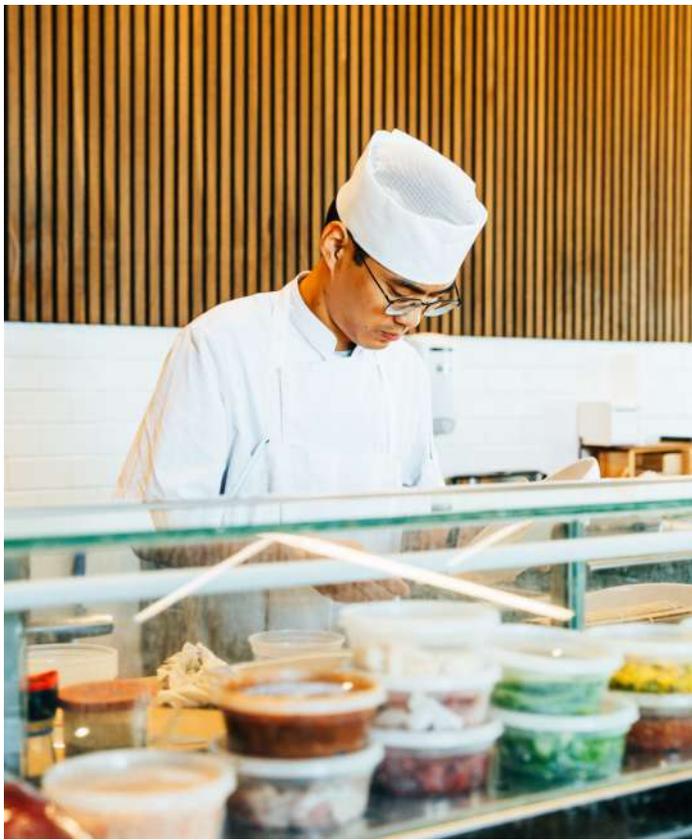


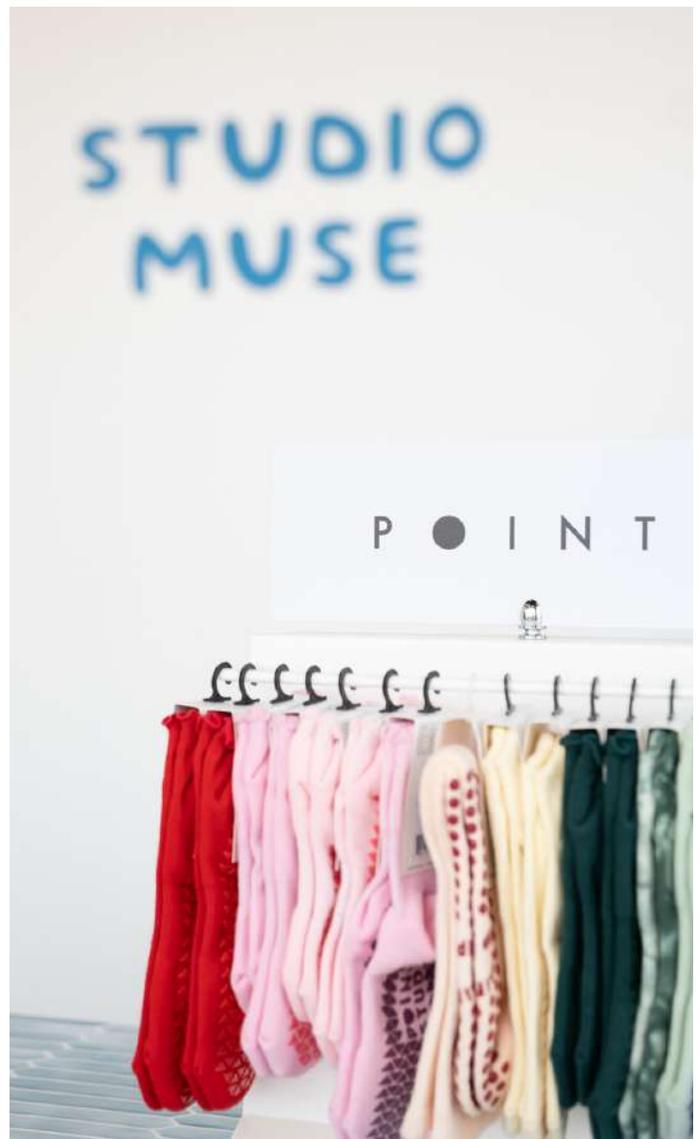


THE BOARD ROOM

by graze and gala







lakewalktx.com



THE LUMIN

AT LAKE WALK

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LAKE WALK

LIFE IS HERE™

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William Cole
COMPANIES

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